Property details relevant
as of March 2026

SOUTHEND

City Centre Commercial and Retail Opportunities



Business ·on·sea

Southend·on·Sea City Council



Our high street is open for business



"Southend-on-Sea is a city full of energy, ambition, and opportunity. Our high street is evolving fast, and we're ready to welcome retailers who want to grow with us."

Colin Ansell, Chief Executive,
Southend-on-Sea City Council



Southend-on-Sea is entering a new phase of regeneration and growth. Major projects such as the transformational Better Queensway redevelopment in the city centre and the Airport Business Park Southend - a 21-hectare commercial hub offering modern industrial, logistics, and advanced manufacturing space - demonstrate our appetite for change and renewal. Our fantastic location, supported by an international airport and entrepreneurial workforce are helping to create and attract innovative and fast-growing businesses, driving the development of thousands of new homes, jobs, and boosting customer footfall.

Southend's coastal location attracts over 7m visitors per annum, with people enjoying sun, sea and a year-round cultural offer. Southend City Jam – the Uk's largest free street art festival brings internationally recognised artists to the city in August, creating a unique and growing legacy of colourful and eye-catching murals to buildings and structures. Our homegrown city centre music festival – Lazy Days - is rapidly expanding its audience with 5000 festival goers projected this July. While last November, the Pier hosted a globally recognised public art installation of "Poppies on the Pier", consisting of over 110,000 knitted and crocheted poppies celebrating remembrance and community spirit. This drew 17,000 visitors in its first week and 33,681 throughout the month.

As a regeneration and growth focused Council, we are collaborating with partners to facilitate the full potential of our high street. With strong immediate opportunities available throughout the city centre, we are actively seeking ambitious national brands and independent retailers who want to be part of a thriving, well-balanced retail mix. Whether you're looking to launch, relocate, or expand, Southend-on-Sea offers an affluent and growing customer base, a supportive environment and a high street benefitting from public sector investment.

Southend-on-Sea is a prime opportunity, full of potential and ready to welcome retailers and operators who want to be a part of our renaissance.

7 MILLION VISITORS PER YEAR

36 min drive to the M25

The UK's fastest growing airport

High street footfall has grown year on year

6.8% 2023-2024

10.7% 2024-2025

← 7 miles of award winning beaches →

185,256 Residents

£3.2 BN Added GVA (ONS 2023)

Overall City Centre spend

£102.9M

JAN 2025 - JAN 2026

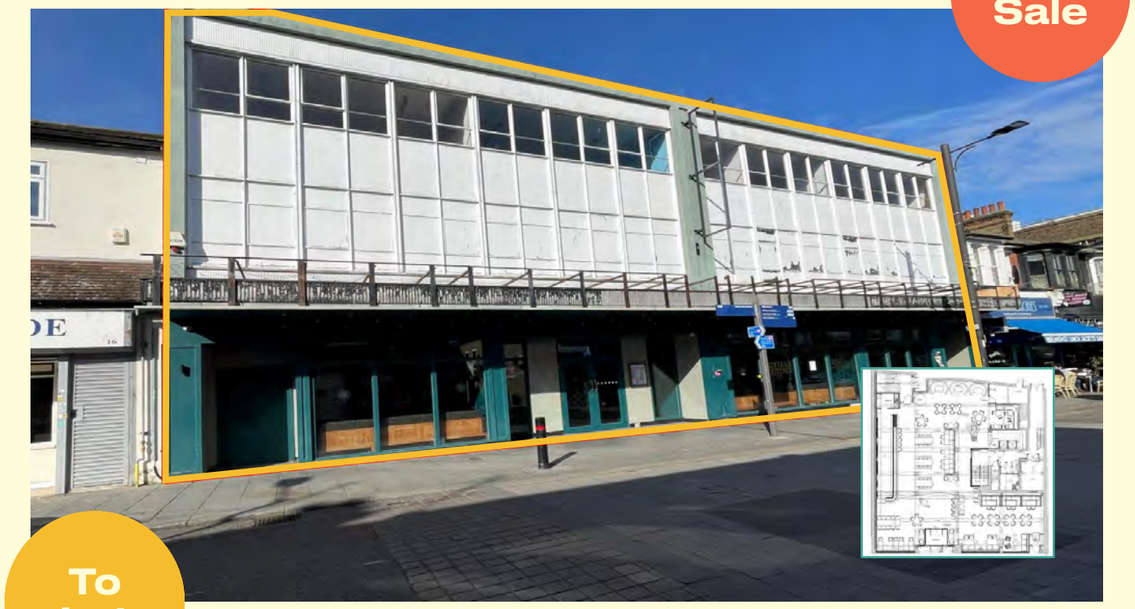
Southend Central

Served by two railway lines into London

Southend Victoria

8-14 QUEENS ROAD

For Sale



To Let

Location

8-12 Queens Rd. The property fronts Queens Road, less than 100m in from Southend Victoria Station in a busy retail district within a vibrant town centre.

Business rates

Rateable value of £137,500 in effect 1st April 2026

Tenure

Freehold, owner would consider granting a lease on the property on terms to be agreed. Rental offers are invited.

Agent

Dedman Gray

Formerly Revolution Bar



Size

Basement	1,151 sq. ft
Ground Floor	4,325 sq. ft
First Floor	3,960 sq. ft
Second floor	1,786 sq. ft
Total	11,222 sq. ft

130 HIGH STREET

To Let

First Floor



Location
130 High street
Prime trading location

Business rates
Seek Council guidance

Rent
£30,000 +VAT

Planning
Class E, Grade 2 listed building with lift
Direct access to High St & Warrior Square
Excellent transport links

Agent
Dedman Gray

Basement





Size

Ground Floor	3090 sq. ft
Basement	3872 sq. ft

115 HIGH STREET

To Let



Location
115 High street

Business Rates
Seek Council guidance

Rent
£20,000 +VAT exclusive

Description
Prime High Street retail unit in a busy pedestrianised area with strong footfall, near major retailers, Southend Central station, bus terminal and public car parks.

Agent
Sorrell

Busy pedestrianised area



Size

	1123 sq. ft

90 HIGH STREET Upper Floors

To Let

Location
90 High street (upper floors)

Business Rates
Seek Council guidance

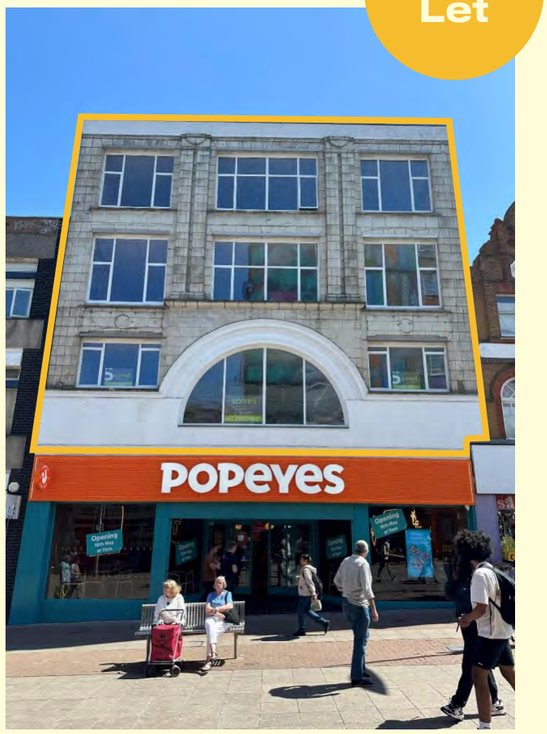
Rent
£24,000 pa +VAT

Description
Prime High Street retail unit in a busy pedestrianised area with strong footfall, near major retailers, Southend Central station, bus terminal and public car parks.

Agent
Sorrell

Busy pedestrianised area



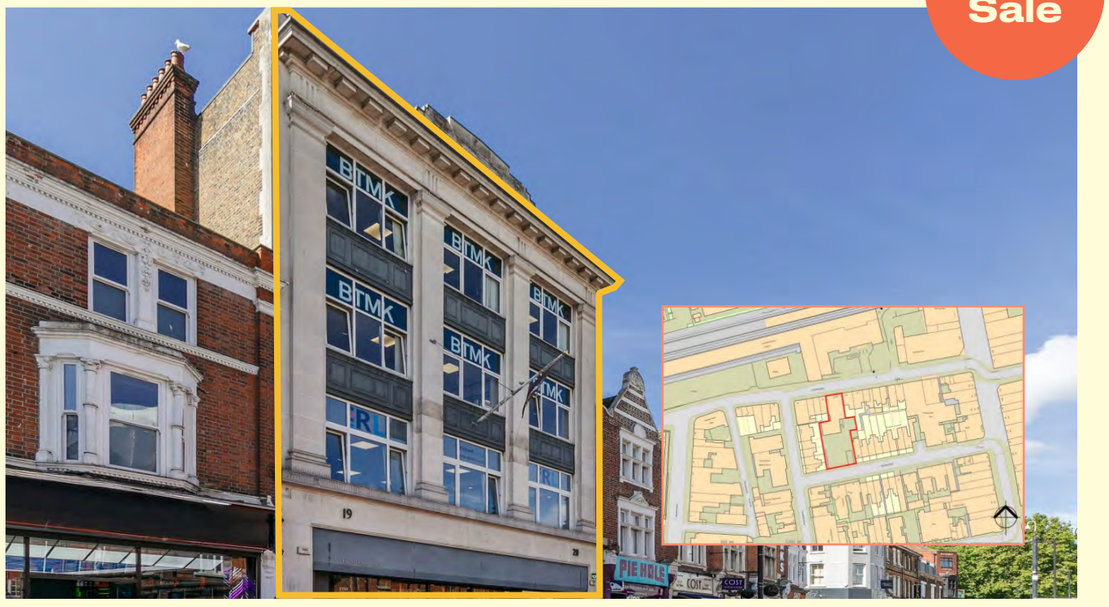


Description
Shared rear access via Pitmans Close serves the upper floors, suitable for a variety of uses including leisure, workshop, office or storage. Previous planning consent (Ref: 19/00866/FUL) approved nine residential flats, now lapsed; owner would consider a new application or joint venture.

Size	
First Floor	4,832 sq. ft
Second Floor	4,308 sq. ft
Third Floor	1,060 sq. ft
Total	10,200 sq. ft

19-20 CLIFFTOWN ROAD

For Sale



Location
19-20 Clifftown Road
Formerly “Radio House”
Heart of the City Centre

Rent
£158,483 PA

Freehold
£2.75M

Description
Radio House is a prominent four-storey multi-occupied office building in the City Centre, opposite C2C Southend Central station, with rear parking for 28 vehicles.

Agent
Sorrell

Size	12,000 sq. ft







3-5 HIGH STREET

For Sale



To Let

Price
£400,000 at auction

Rates
Approx £27,000pa

Service charge
Most recent payable service charge was £3625.04 plus 10% management fee

Location
3-5 High Street

Agent
Dedman Gray

Size

Ground Floor	2,979 sq. ft
Basement	2,498 sq. ft
Ground Floor ancillary	451 sq. ft
Total	5,928 sq. ft







PIER HILL

To Let



Location
Pier Hill, Southend Seafront

Rent
£10,000 PA

Rates
Varied rates attatched, seek Council guidance

Description
There are 9 units available in a prime location on Pier Hill. They offer a prime retail opportunity on the Ground floor of the Palace Hotel overlooking our bustling seafront and longest Pier in Europe.

Agent
Dedman Gray





Size
387 sq. ft

THE VICTORIA CENTRE

To Let



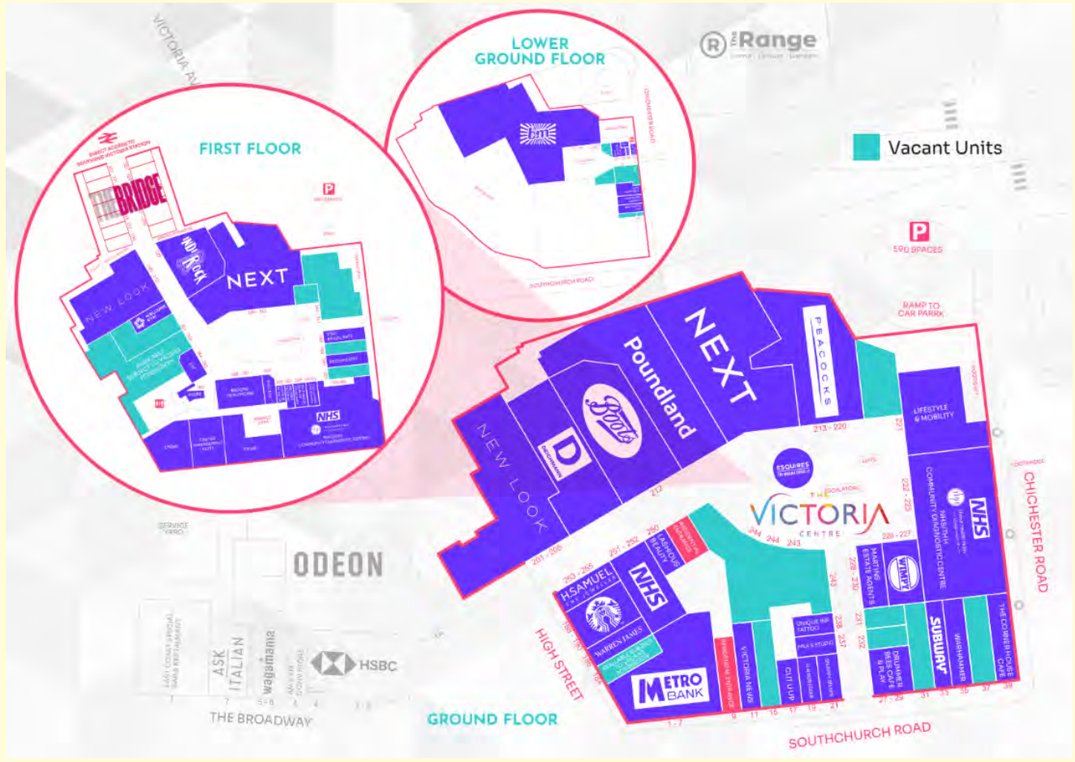
Description

The Victoria Centre is one of the UK's fastest-growing shopping destinations. Proudly owned by Southend-on-Sea City Council, it offers a strong selection of well-known brands alongside a vibrant mix of independent retailers and community facilities, like the Brook health clinic and the latest addition, a state-of-the-art NHS diagnostic centre, estimated to attract a further 60,000 visitors within its first year.

At the heart of the centre is The Bridge, a flagship first floor incubator created to support emerging businesses. This innovative initiative has already provided a home for seven new retailers, helping them establish, develop and grow within a supportive retail environment. Many of which, have ambitions to expand and become long term members of the centre's diverse and successful retail mix.

Together, these elements create a dynamic shopping experience that combines trusted high street names with fresh, independent concepts, making the Victoria Centre a destination that continues to evolve, attract visitors and support local enterprise.

Overview of the centre and current occupiers



THE BRIDGE
SHOP. EAT. DRINK. PLAY. CREATE.

THE VICTORIA CENTRE
SOUTHEND

Availability

Please contact the joint agents for the scheme if you would like to learn more about the Centre or discuss the units currently available:

Jamieson Mills Richard Mills
07831 758 755
rjm@jamiesonmills.com

Sorrell Peter Alabaster
07900 083 439
peter@sorrellproperty.co.uk

JAMIESON MILLS

sorrell
01702 342225
www.sorrellproperty.co.uk

Interested in opportunities and Southend City's continuing transformation?



Contact the Business on Sea Investment Team

Southend-on-Sea City Council

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Southend-on-Sea City Council